

**FOR SALE**

**COMMERCIAL SITE WITH  
IN-PLACE INCOME &  
FUTURE UPSIDE**

FORT PIERCE, FL 34947  
**2108 ORANGE AVE**  
INCOME-PRODUCING

**\$1,100,000**

LIST PRICE

**CG**

ZONING

**35K**

VEHICLES / DAY

**51,460 SF**

LOT SIZE



**FAUSTO COMMERCIAL PRESENTS**

Currently operating as a tractor truck rental facility, this Fort Pierce site features a ±862 SF office structure with active business licensing, potentially transferable for immediate operational continuity. The property's size, layout, and prime corridor positioning make it ideal for redevelopment into industrial outdoor storage (IOS), retail, automotive, or service-oriented commercial uses, backed by strong traffic counts and seamless access to major regional thoroughfares.

**ALLOWABLE USES**

**AUTOMOTIVE**

**RETAIL**

**OFFICE**

**RESTAURANT**

**ENTERTAINMENT**

**HOTEL**

**KEY HIGHLIGHTS**

- Business license potentially transferable
- IOS, retail, automotive & service uses
- High traffic corridor location
- Major thoroughfare connectivity
- Redevelopment & income potential

EXCLUSIVELY LISTED BY



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